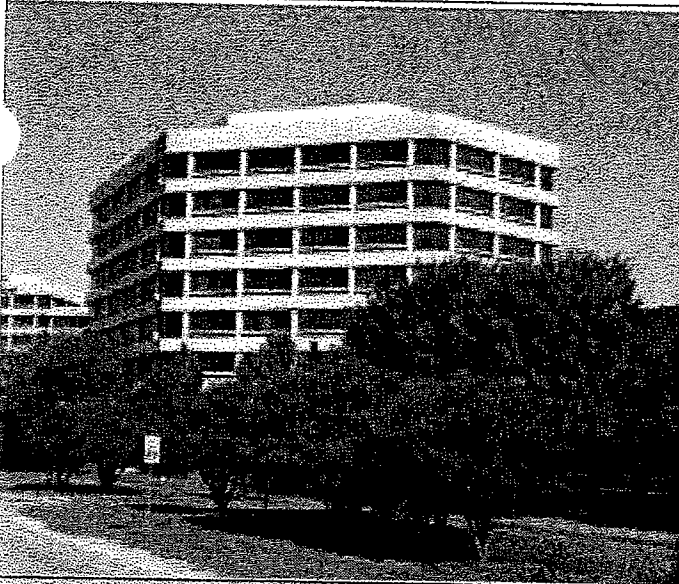
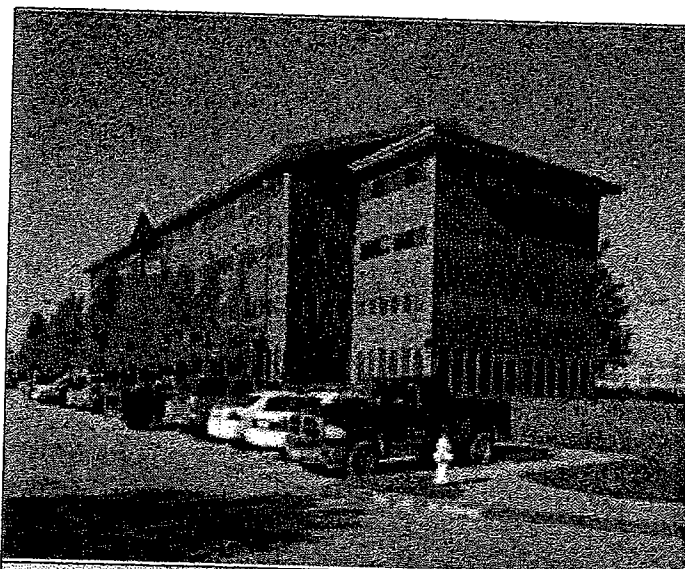
		OFFICE LEASE COMPARABLE NO. 1	
		PROPERTY DATA	
PROPERTY INFORMATION DBF ID. No: OFFL3492 Map Reference: D-012-W Project Name: Browning Place II Location: North side of Lyndon B. Johnson Freeway; east of Luna Road Address: 1603 Lyndon B. Johnson Freeway City, County, State: Farmers Branch, Dallas, TX		Improvements: Year Built: 1985 Class: B No. of Buildings: 1 No. of Stories: 8 Gross Building Area (SF): 206,114 Rentable Area (SF): 201,405 Usable Area (SF): 171,194 Common Area Factor: 15%	
		Parking: Surface and garage; 4.00/1,000 SF Absorption: 2,820 SF in last 12 months Current Occupancy: 74.3% Land Area: 4.206 acres Floor Area Ratio: 1.10:1 Amenities: Restaurant, banking, and jogging trail	
LEASE DATA			
Size Range of Contiguous Space Available (SF): 1,103-85,453 Avg. Annual Lease Rate/SF: \$17.00-\$19.00 plus electric Special Rates: None Expenses Paid by Landlord: Base year minus electric Concessions: 1 month free per year Expenses Paid by Tenant: Base year overage plus electric Expenses/SF: \$7.06 plus \$1.52 electric Escalator: Base year overage		Finish-out Allowance/SF (shell): None Finish-out Allowance/SF (refit): \$2.00-\$3.00/SF/Year Length of Lease: 3-10 years Parking Rates: \$35.00-\$50.00/month for reserved	
VERIFICATION DATA			
		Verified with/by: Chris Wright, Grubb & Ellis/AY Phone: 972-450-3291 Survey Date: 11/19/2010	
REPRESENTATIVE LEASES			
	Tenant No. 1	Tenant No. 2	Tenant No. 3
Tenant Name	Confidential		
Lease Begins	2010		
Lease Ends	2013		
SF Occupied	1,649		
Annual Rent/SF	\$18.50 plus electric		
Months Abated	0		
Escalator	Base year overage		
Owner Expenses	Base year minus electric		
Tenant Improvements/SF	As-is		
COMMENTS			

HC 00189

		OFFICE LEASE COMPARABLE NO. 2	
		PROPERTY DATA	
PROPERTY INFORMATION		Improvements: Year Built: 1985 Class: B No. of Buildings: 1 No. of Stories: 8 Gross Building Area (SF): NAV Rentable Area (SF): 243,168 Usable Area (SF): 206,693 Common Area Factor: 15%	
		Parking: Surface and garage; 4.00/1,000 SF Absorption: -3,161 SF in last 12 months Current Occupancy: 34.2% Land Area: 6.644 acres Floor Area Ratio: 0.84:1 Amenities: Restaurant, banking, and jogging trail	
DBF ID. No: OFFL3493 Map Reference: D-012-W Project Name: Browning Place III Location: North side of Lyndon B. Johnson Freeway; east of Luna Road Address: 1605 Lyndon B. Johnson Freeway City, County, State: Farmers Branch, Dallas, TX			
LEASE DATA			
Size Range of Contiguous Space Available (SF): 1,247-120,174 Avg. Annual Lease Rate/SF: \$17.00-\$19.00 plus electric Special Rates: None Expenses Paid by Landlord: Base year minus electric Concessions: 1 month free per year Expenses Paid by Tenant: Base year overage plus electric Expenses/SF: \$5.76 plus \$1.69 electric Escalator: Base year overage		Finish-out Allowance/SF (shell): None Finish-out Allowance/SF (refit): \$2.00-\$3.00/SF/Year Length of Lease: 3-10 years Parking Rates: \$35.00-\$50.00/month for reserved	
VERIFICATION DATA			
		Verified with/by: Chris Wright, Gibb & Ellis/AY Phone: 972-450-3291 Survey Date: 11/19/2010	
REPRESENTATIVE LEASES			
	Tenant No. 1	Tenant No. 2	Tenant No. 3
Tenant Name			
Lease Begins			
Lease Ends			
SF Occupied			
Annual Rent/SF			
Months Abated			
Escalator			
Owner Expenses			
Tenant Improvements/SF			
COMMENTS			

HC 00190



OFFICE LEASE COMPARABLE NO. 3

PROPERTY DATA

Improvements:
Year Built: 1999
Class: B
No. of Buildings: 1
No. of Stories: 4
Gross Building Area (SF): NAV
Rentable Area (SF): 97,117
Usable Area (SF): 82,549
Common Area Factor: 15%

Parking: Surface; 3.16/1,000 SF
Absorption: 16,607 SF in last 12 months
Current Occupancy: 76.1%
Land Area: 5.440 acres
Floor Area Ratio: 0.41:1
Amenities: Food service

PROPERTY INFORMATION

DBF ID. No: OFFL3494
Map Reference: D-012-S
Project Name: **Two Hickory Centre**
Location: Southwest corner of Valley View Lane and Chartwell Crest
Address: 1750 Valley View Lane
City, County, State: Farmers Branch, Dallas, TX

LEASE DATA

Size Range of Contiguous Space Available (SF): 967-18,752
Avg. Annual Lease Rate/SF: \$17.00 plus electric
Special Rates: None
Expenses Paid by Landlord: Base year minus electric
Concessions: 1 month free per year
Expenses Paid by Tenant: Base year overage plus electric
Expenses/SF: \$6.97 plus \$1.81 electric
Escalator: Base year overage

Finish-out Allowance/SF (shell): None
Finish-out Allowance/SF (refit): \$2.00-\$3.00/SF/Year
Length of Lease: 3-10 years
Parking Rates: \$35.00-\$50.00/month for reserved

VERIFICATION DATA

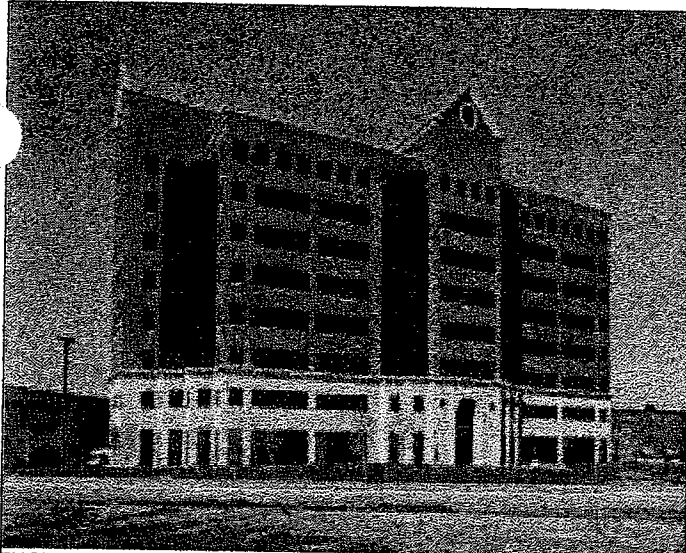
Verified with/by: Chris Wright, Grubb & Ellis/AY
Phone: 972-450-3291
Survey Date: 11/19/2010

REPRESENTATIVE LEASES

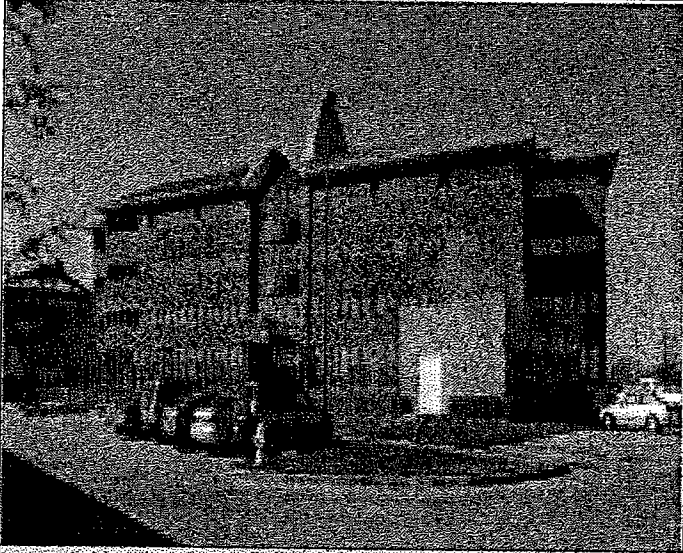
	Tenant No. 1	Tenant No. 2	Tenant No. 3
Tenant Name	Confidential		
Lease Begins	2010		
Lease Ends	2013		
SF Occupied	2,205		
Annual Rent/SF	\$17.50 plus electric		
Months Abated	4		
Escalator	Base year overage		
Owner Expenses	Base year minus electric		
Tenant Improvements/SF	\$12.00		

COMMENTS

HC 00191

		OFFICE LEASE COMPARABLE NO. 4	
		PROPERTY DATA	
PROPERTY INFORMATION DBF ID. No: OFFL3495 Map Reference: D-012-S Project Name: Four Hickory Centre Location: West corner of Wittington Place and Chartwell Crest Address: 1755 Wittington Place City, County, State: Farmers Branch, Dallas, TX		Improvements: Year Built: 2002 Class: B No. of Buildings: 1 No. of Stories: 9 Gross Building Area (SF): 241,805 Rentable Area (SF): 226,911 Usable Area (SF): 192,874 Common Area Factor: 15%	
		Parking: Surface; 3.16/1,000 SF Absorption: 2,269 SF in last 12 months Current Occupancy: 76.6% Land Area: 5.524 acres Floor Area Ratio: 0.94:1 Amenities: Food service	
LEASE DATA			
Size Range of Contiguous Space Available (SF): 2,355-16,115 vg. Annual Lease Rate/SF: \$18.50-\$20.00 plus electric Special Rates: None Expenses Paid by Landlord: Base year minus electric Concessions: 1 month free per year Expenses Paid by Tenant: Base year overage plus electric Expenses/SF: \$6.52 plus \$1.90 electric Escalator: Base year overage		Finish-out Allowance/SF (shell): None Finish-out Allowance/SF (refit): \$2.00-\$3.00/SF/Year Length of Lease: 3-10 years Parking Rates: \$35.00-\$50.00/month for reserved	
VERIFICATION DATA			
		Verified with/by: Chris Wright, Grubb & Ellis/AY Phone: 972-450-3291 Survey Date: 11/19/2010	
REPRESENTATIVE LEASES			
	Tenant No. 1	Tenant No. 2	Tenant No. 3
Tenant Name			
Lease Begins			
Lease Ends			
SF Occupied			
Annual Rent/SF			
Months Abated			
Escalator			
Owner Expenses			
Tenant Improvements/SF			
COMMENTS			

HC 00192

		OFFICE LEASE COMPARABLE NO. 5	
		PROPERTY DATA	
PROPERTY INFORMATION DBF ID. No: OFFL3496 Map Reference: D-012-S Project Name: One Hickory Centre Location: Southeast corner of Valley View Lane and Chartwell Crest Address: 1800 Valley View Lane City, County, State: Farmers Branch, Dallas, TX		Improvements: Year Built: 1999 Class: B No. of Buildings: 1 No. of Stories: 4 Gross Building Area (SF): NAV Rentable Area (SF): 102,615 Usable Area (SF): 87,223 Common Area Factor: 15%	
		Parking: Surface; 3.16/1,000 SF Absorption: None in last 12 months Current Occupancy: 100% Land Area: 6.000 acres Floor Area Ratio: 0.39:1 Amenities: Food service	
LEASE DATA			
Size Range of Contiguous Space Available (SF): 25,653-102,613 Avg. Annual Lease Rate/SF: \$17.50-\$19.50 plus electric Special Rates: None Expenses Paid by Landlord: Base year minus electric Concessions: 1 month free per year Expenses Paid by Tenant: Base year overage plus electric Expenses/SF: \$7.61 plus \$2.25 electric Escalator: Base year overage		Finish-out Allowance/SF (shell): None Finish-out Allowance/SF (refit): \$2.00-\$3.00/SF/Year Length of Lease: 3-10 years Parking Rates: \$35.00-\$50.00/month for reserved	
VERIFICATION DATA			
		Verified with/by: Chris Wright, Grubb & Ellis/AY Phone: 972-450-3291 Survey Date: 11/19/2010	
REPRESENTATIVE LEASES			
	Tenant No. 1	Tenant No. 2	Tenant No. 3
Tenant Name			
Lease Begins			
Lease Ends			
SF Occupied			
Annual Rent/SF			
Months Abated			
Escalator			
Owner Expenses			
Tenant Improvements/SF			
COMMENTS			

HC 00193

OFFICE LAND COMPARABLES

HC 00194

LAND SALE COMPARABLE NO. 1			
IDENTIFICATION			
DBF Id. No.:	13110		
Map Reference:	D-021B-Z		
Legal:	Land situated in the S.A. & M.G.R.R. Survey, Abstract number 1452 and Land being all of Lot 2, Block A, Las Colinas Urban Center, Nineteenth Installment Revised		
Volume/Page:	2010002/60005		
Location:	Southwest quadrant of Las Colinas Boulevard and Teleport Boulevard		
Address:	602 East Las Colinas Boulevard		
City, County, State:	Irving, Dallas, TX 75039		
Grantor:	One Realco Land Holdings, Inc.		
Grantee:	Riverside Commons Holdings Inc.		
SALES DATA		PHYSICAL DATA	
Sales Price:	\$1,999,900	Size:	4.700 acres
Terms of Sale:	Cash to seller	Zoning:	S-P-2 Site Plan Two- Site plan 3940
SP/SF:	\$9.77	Density:	N/A
SP/Acre:	\$425,492	Frontage:	472+/- feet on Las Colinas Boulevard; 500+/- feet on Teleport Boulevard; and 424+/- feet on Riverside
SP/Unit:	N/A	Utilities	All available
DOS/Filing Date:	10/8/2010	Improvements at DOS:	None
Time on Market:	NAV	Intended Usage:	Parking garage
Survey Date:	11/11/2010		
Verified with/by:	Bobby Stewart, CSE Commercial Real Estate/DY		
Phone:	469-417-0102		
COMMENTS			
Grantor reserves all leases, grants, exceptions or reservations of coal, lignite, oil, gas, and other minerals, together with all rights, privileges, and immunities related thereto, appearing in the public records whether listed in Exhibit B or not.			

HC 00195

LAND SALE COMPARABLE NO. 2			
IDENTIFICATION			
DBF Id. No.:	13111		
Map Reference:	D-021-A		
Legal:	E.N. Herndon Survey Abstract No. 666, Tract 1.1		
Volume/Page:	201000080284		
Location:	North corner of Longhorn Drive and Campus Circle Drive East		
Address:	6300 Longhorn Drive		
City, County, State:	Irving, Dallas, TX 75063		
Grantor:	Atmel Texas, LP		
Grantee:	Noah Properties Irving, TX, LLC		
SALES DATA		PHYSICAL DATA	
Sales Price:	\$726,000	Size:	2.400 acres
Terms of Sale:	Cash to seller	Zoning:	C-O Community Office
SP/SF:	\$6.94	Density:	None
SP/Acre:	\$302,500	Frontage:	425+/- feet on Campus Circle Drive East and 245+/- feet on Longhorn Drive
SP/Unit:	N/A	Utilities	All available
DOS/Filing Date:	3/29/2010	Improvements at DOS:	None
Time on Market:	NAV	Intended Usage:	Conference center
Survey Date:	11/11/2010		
Verified with/by:	tom Pearson, Colliers International/AY		
Phone:	214/692-1100		
COMMENTS			
N/A			

HC 00196

LAND SALE COMPARABLE NO. 3			
IDENTIFICATION			
DBF Id. No.:	13109		
Map Reference:	D-001A-J		
Legal:	Clarinda Squires Survey, Abstract No. 1327		
Volume/Page:	200900296998		
Location:	South side of Sam Rayburn Tollway Frontage Road approximately 180 feet west of North Denton Tap Road		
Address:	500 N. Denton Tap Road		
City, County, State:	Coppell, Dallas, TX 75019		
Grantor:	SCI Denton Tap, Ltd.		
Grantee:	Ambe Hospitality Group LLC		
SALES DATA		PHYSICAL DATA	
Sales Price:	\$850,000	Size:	5.414 acres
Terms of Sale:	Cash to seller	Zoning:	C - Commercial
SP/SF:	\$3.60	Density:	1:1 maximum FAR
SP/Acre:	\$157,000	Frontage:	958+/- feet on Sam Rayburn Tollway Frontage Road
SP/Unit:	N/A	Utilities	All available
DOS/Filing Date:	10/20/2009	Improvements at DOS:	None
Time on Market:	NAV	Intended Usage:	Hold for investment
Survey Date:	11/10/2010		
Verified with/by:	Rick Kanatzar, Studley/AY		
Phone:	972-692-1396		
COMMENTS			
According to the listing broker the Sam Rayburn Tollway sound wall eliminated visibility of the property and limited access from the Tollway.			

HC 00197

LAND SALE COMPARABLE NO. 4

IDENTIFICATION

DBF Id. No.: 12840
 Map Reference: D-021A-G
 Legal: Land located in the B.B.B. & C.R.R. Survey; Abstract Number 196, being all of Lot 2; Block A of Las Colinas Business Park, 26th Installment, Phase III revised
 Volume/Page: 2008029/8417
 Location: Southwest corner of John W. Carpenter Freeway (SH 114) and Longhorn Drive
 Address: 2200 West John W. Carpenter Freeway
 City, County, State: Irving, Dallas, TX 75063
 Grantor: The Stewart Organization, LP
 Grantee: Terry J. Cook

SALES DATA

Sales Price: \$1,250,000
 Terms of Sale: Cash to seller
 SP/SF: \$8.15
 SP/Acre: \$355,021
 SP/Unit: N/A

DOS/Filing Date: 9/15/2008
 Time on Market: NAV
 Survey Date: 8/10/2009
 Verified with/by: Brett Owens, Henry S. Miller
 Brokerage, LLC/DY
 Phone: 972-774-2568

PHYSICAL DATA

Size: 3.5209 acres
 Zoning: CO Commercial Office
 Density: N/A
 Frontage: 399+/- feet on John Carpenter Freeway; 397+/- feet on Longhorn Drive; and 371+/- feet on Campus Circle Drive
 Utilities: All available
 Improvements at DOS: None
 Intended Usage: Hold for investment or development

COMMENTS

Located along the SH-114 service road. The immediate area is developed with office uses. The comparable is located within the DCURD. Adjacent to former Cigna building, now vacant.

HC 00198

INDUSTRIAL LAND COMPARABLES

HC 00199

LAND SALE COMPARABLE NO. 1			
IDENTIFICATION			
DBF Id. No.:	13112		
Map Reference:	D-001A-K		
Legal:	The Plaza, Block A, Lot 2R-2		
Volume/Page:	201000255585		
Location:	Northwest corner of Ridgemont Drive and Sam Rayburn Tollway Frontage Road		
Address:	2 Ridgemont Drive		
City, County, State:	Lewisville, Dallas, TX 75067		
Grantor:	JDB Coppell Village Plaza - Commercial, LP		
Grantee:	Genusys, Inc.		
SALES DATA		PHYSICAL DATA	
Sales Price:	\$815,051	Size:	2.772 acres
Terms of Sale:	Cash to seller	Zoning:	LI - Light Industrial
SP/SF:	\$6.75	Density:	None
SP/Acre:	\$294,030	Frontage:	423+/- feet on Sam Rayburn Tollway Frontage Road and 307+/- feet on Ridgemont Drive
SP/Unit:	N/A	Utilities	All available
DOS/Filing Date:	10/4/2010	Improvements at DOS:	None
Time on Market:	NAV	Intended Usage:	Hold for investment
Survey Date:	11/11/2010		
Verified with/by:	Rick Kanatzaar, Studley/AY		
Phone:	972/692-1396		
COMMENTS			
N/A			

HC 00200

LAND SALE COMPARABLE NO. 2			
IDENTIFICATION			
DBF Id. No.:	13102		
Map Reference:	D-657-X		
Legal:	Land situated in the Martha McBride Survey, Abstract Number 553, being a portion of Lot 1R, Block A, of Replat of The Dallas Morning News North Plat		
Volume/Page:	20100716000733560		
Location:	South side of Plano Parkway; east of Coit Road		
Address:	3900 Plano Parkway		
City, County, State:	Plano, Collin, TX 75075		
Grantor:	The Dallas Morning News, Inc.		
Grantee:	T-R Joint Venture		
SALES DATA		PHYSICAL DATA	
Sales Price:	\$2,660,520	Size:	8.14 acres
Terms of Sale:	Cash to seller	Zoning:	LI-1 Light industrial One District with in the SH 190 Overlay District
SP/SF:	\$7.50	Density:	N/A
SP/Acre:	\$326,700	Frontage:	NAV
SP/Unit:	N/A	Utilities	All available
DOS/Filing Date:	7/16/2010	Improvements at DOS:	None
Time on Market:	NAV	Intended Usage:	Hold for investment
Survey Date:	10/28/2010		
Verified with/by:	David Anderson, CB Richard Ellis/DY		
Phone:	972-458-5220		
COMMENTS			

HC 00201

LAND SALE COMPARABLE NO. 3			
IDENTIFICATION			
DBF Id. No.:	13113		
Map Reference:	D-021-V		
Legal:	Northstar Phase II, 1st Revision, Block 1, Lot 1R		
Volume/Page:	200900328485		
Location:	Southwest corner of West Walnut Hill Lane and State Highway 161 Frontage Road		
Address:	4110 West Walnut Hill Lane		
City, County, State:	Irving, Dallas, TX 75038		
Grantor:	One PSC Walnut Hill, Ltd.		
Grantee:	Don Valk		
SALES DATA		PHYSICAL DATA	
Sales Price:	\$784,080	Size:	7.220 acres
Terms of Sale:	Cash to seller	Zoning:	S-P-2 Site Plan Two
SP/SF:	\$2.49	Density:	None
SP/Acre:	\$108,598	Frontage:	1,128+/- feet on West Walnut Hill Lane, 282+/- feet on North Star Drive and 308+/- feet on State Highway 161 Frontage Road
SP/Unit:	N/A		
DOS/Filing Date:	11/18/2009	Utilities	All available
Time on Market:	NAV	Improvements at DOS:	None
Survey Date:	11/12/2010	Intended Usage:	Mini-storage warehouse
Verified with/by:	NAI Robert Lynn/AY		
Phone:	214/256-7166		
COMMENTS			
N/A			

HC 00202

LAND SALE COMPARABLE NO. 4			
IDENTIFICATION			
DBF Id. No.:	13073		
Map Reference:	D-550-T		
Legal:	Stephen Riggs Survey, Abstract No. 1088 and being a portion of Lot 1, Block B of Lewisville Corporate Center		
Volume/Page:	2009/112071		
Location:	West side of North Summit Avenue, south of Justin Road		
Address:	None		
City, County, State:	Lewisville, Denton, TX 75077		
Grantor:	Pro Logis Development Services Incorporated, a Delaware Corporation		
Grantee:	The United States of America		
SALES DATA		PHYSICAL DATA	
Sales Price:	\$3,300,000	Size:	14.530 acres
Terms of Sale:	Cash to seller	Zoning:	LI - Light Industrial
SP/SF:	\$5.21	Density:	None
SP/Acre:	\$227,116	Frontage:	On North Summit Avenue
SP/Unit:	N/A	Utilities	All available
DOS/Filing Date:	9/16/2009	Improvements at DOS:	None
Time on Market:	NAV	Intended Usage:	Commercial
Survey Date:	8/30/2010		
Verified with/by:	Douglas Hill, CoStar Comps/AY		
Phone:	866/398-4798		
COMMENTS			
N/A			

HC 00203

ARGUS OUTPUT – FENTON CENTRE

Presentation Rent Roll & Current Term Tenant Summary
 As of Nov-2010 for 686,468 Square Feet

Description Tenant Name Type & Suite Number Lease Dates & Term	Area Floor SqFt Bldg Share	Base Rent		Rent Adjustments & Categories		Abatements		Reimbursement		Leasing Costs		Upon Expiration	
		Rate & Amount per Year per Month	per Month	Changes on	to	CPI & Current Porters' Wage Miscellaneous	Months to	Port to	Description of Operating Expense Reimbursements	Imprmnts Rate Amount	Commiss Rate Amount	Assumption about subsequent terms for this tenant	Assumption about subsequent terms for this tenant
1 McGuyer Homebuilders Office, Suite: 100100 May-2000 to Sep-2013 181 Months	6,322.00 0.91%	\$21.00 \$132,782 \$11,084		-	-	-	-	-	See method: \$6.76 stop	-	-	Market See assumption: Office	Market See assumption: Office
2 Just Energy Texas LP Office, Suite: 100150 Mar-2010 to Jul-2015 65 Months	3,894.00 0.56%	\$19.50 \$75,933 \$1.83 \$6,328		-	-	-	-	-	See method: \$6.60 stop	-	-	Market See assumption: Office	Market See assumption: Office
3 Red Hat Office, Suite: 100200 Mar-2007 to Jan-2013 71 Months	6,653.00 0.96%	\$19.00 \$128,407 \$1.58 \$10,534		-	-	-	-	-	See method: \$8.23 stop	-	-	Market See assumption: Office	Market See assumption: Office
4 CTGHS Solutions Office, Suite: 100250 Dec-2008 to Jan-2013 74 Months	13,213.00 1.80%	\$22.00 \$290,888 \$1.83 \$24,224		-	-	-	-	-	See method: \$4.35 + \$2.99 stop	-	-	Market See assumption: Office	Market See assumption: Office
5 Boston Pizza Restaurants Office, Suite: 100450 Sep-2003 to Dec-2012 112 Months	14,085.00 2.02%	\$21.00 \$295,365 \$1.75 \$24,614		-	-	-	-	-	See method: \$6.76 stop	-	-	Market See assumption: Office	Market See assumption: Office
6 Lightfoot Guest Moore Office, Suite: 100500 Feb-2002 to Apr-2013 135 Months	3,643.00 0.51%	\$20.50 \$72,632 \$1.71 \$6,053		-	-	-	-	-	See method: \$7.33 stop	-	-	Market See assumption: Office	Market See assumption: Office
7 Ross Group, Ltd. Office, Suite: 100510 Dec-2008 to Feb-2011 27 Months	1,250.00 0.18%	\$22.00 \$27,500 \$1.83 \$2,292		-	-	-	-	-	See method: \$3.88 + \$2.09 stop	-	-	Market See assumption: Office	Market See assumption: Office
3 Barlow, Garssek & Simo Office, Suite: 100520 Oct-2010 to Sep-2011 12 Months	1,488.00 0.21%	\$9.80 \$14,396 \$0.82 \$1,200		-	-	-	-	-	See method: 2010 Base	-	-	Market See assumption: Office	Market See assumption: Office
3 White Rock Commercial Office, Suite: 100550 Jul-2008 to Dec-2010 54 Months	3,659.00 0.53%	\$20.00 \$73,180 \$1.87 \$6,098		-	-	-	-	-	See method: \$7.09 stop	-	-	Option See assumption: Office	Option See assumption: Office
3 White Rock Commercial Option, Suite: 100550 Jan-2011 to Dec-2015 60 Months	3,659.00 0.53%	\$20.00 \$73,180 \$1.87 \$6,098		-	-	-	-	-	See method: 2010 Base	\$5.00 \$18,285	\$6.75 \$24,898	Market See assumption: Office	Market See assumption: Office

(continued on next page)

HC 00205

Farmers Branch, TX 76234

Presentation Rent Roll & Current Term Tenant Summary
As of Nov-2010 for 698,458 Square Feet
(continued from previous page)

Description Tenant Name Type & Suite Number Lease Dates & Term	Area Floor Sqft Bldg Share	Base Rent Rate & Amount per Year per Month	Rent Adjustments & Categories			Abatement Months to Abate	Reimbursement Description of Expense Reimbursement	Leasing Costs		Upon Expiration
			Changes on	Changes to	CPI & Current Porters' Wage Miscellaneous			Improvmta Rate Amount	Commsns Rate Amount	
10 Omnilink Corporation Office, Suite: 100595 Sep-2010 to Nov-2015 63 Months	2,812.00 0.40%	\$9.00 \$25,308 \$0.75 \$2,109	-	-	-	-	See method: 2010 Base	-	-	Market See assumption: Office
11 Multiplan, Inc. Office, Suite: 100650 Nov-1987 to Dec-2010 158 Months	6,439.00 0.92%	\$22.00 \$141,858 \$1.83 \$11,805	-	-	-	-	See method: 2010 Base	-	-	Option See assumption: Office
11 Multiplan, Inc. Option, Suite: 100650 Jan-2011 to Dec-2015 60 Months	6,439.00 0.92%	\$19.50 \$125,561 \$1.63 \$10,463	-	-	-	-	See method: 2010 Base	\$5.00 \$32,195	\$6.58 6.75% \$42,377	Market See assumption: Office
12 Imagine Solutions Office, Suite: 100790 Nov-1999 to Feb-2017 208 Months	11,770.00 1.69%	\$20.20 \$237,754 \$1.88 \$18,813	-	-	-	-	See method: \$6.71	-	-	Market See assumption: Office
13 CIMA Solutions Group Office, Suite: 300110 May-2008 to Feb-2012 48 Months	4,141.00 0.59%	\$22.00 \$91,102 \$1.83 \$7,592	-	-	-	-	See method: \$7.33 stop	-	-	Market See assumption: Office
14 Creative Cuisine Office, Suite: 300130 Sep-2004 to Aug-2014 120 Months	7,978.00 1.15%	\$3.00 \$23,934 \$0.25 \$1,895	-	-	-	-	See method: \$6.51	-	-	Market See assumption: Office
15 IBM Office, Suite: 300300 Feb-2003 to Jan-2013 120 Months	50,928.00 7.31%	\$20.75 \$1,056,758 \$1.73 \$88,063	-	-	-	-	See method: \$7.33 stop	-	-	Vacate See assumption: Office
16 IBM Office, Suite: 300500 Feb-2003 to Jan-2015 144 Months	26,573.00 3.82%	\$20.75 \$551,390 \$1.73 \$45,949	-	-	-	-	See method: \$7.33 stop	-	-	Vacate See assumption: Office
17 Crawford & Company Office, Suite: 300600 Mar-2007 to Mar-2018 133 Months	34,215.00 4.91%	\$20.25 \$692,854 \$1.88 \$57,738	-	-	-	-	See method: \$3.84 + \$2.39	-	-	Market See assumption: Office
18 Safeway Managing Agen Office, Suite: 500170 Mar-1997 to Feb-2014 204 Months	7,552.00 1.08%	\$20.25 \$152,828 \$1.89 \$12,744	-	-	-	-	See method: \$8.32 with T & E	-	-	Market See assumption: Office

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(continued on next page)

Presentation Rent Roll & Current Term Tenant Summary
As of Nov-2010 for 686,458 Square Feet
(continued from previous page)

Description Tenant Name Type & Suite Number Lease Dates & Term	Area Floor SqFt Bldg Share	Base Rent		Rent Adjustments & Categories		Abatements		Reimbursement		Leasing Costs		Upon Expiration	
		Rate & Amount per Year per Month	per Month	Changes on	to	Changes on	to	Portals Wage Miscellaneous	Portals Wage Miscellaneous	Improvements Rate Amount	Commissions Rate Amount	Assumption about subsequent terms for this tenant	Assumption about subsequent terms for this tenant
19 Ethicon Office, Suite: 500175 Jan-2009 to Feb-2013 50 Months	2,050.00 0.25%	\$21.00 \$43,050 \$1.75 \$3,588		-	-	-	-	-	-	-	-	-	Market Office See assumption:
20 Regis Property Manage Office, Suite: 500180 Dec-2008 to Nov-2031 300 Months	4,078.00 0.59%	\$21.00 \$85,838 \$1.75 \$7,137		-	-	-	-	-	-	-	-	-	Market Office See assumption:
21 PracticeHwy.com Office, Suite: 500200 Jun-2008 to May-2015 84 Months	3,405.00 0.48%	\$18.25 \$62,141 \$1.52 \$5,178		-	-	-	-	-	-	-	-	-	Market Office See assumption:
12 Interactive TKO Office, Suite: 500220 Apr-2010 to May-2011 14 Months	2,714.00 0.38%	\$23.00 \$62,422 \$1.92 \$5,202		-	-	-	-	-	-	-	-	-	Market Office See assumption:
3 Interactive TKO Office, Suite: 500250 Mar-2008 to May-2011 53 Months	4,823.00 0.66%	\$18.00 \$83,214 \$1.50 \$6,935		-	-	-	-	-	-	-	-	-	Market Office See assumption:
4 Interactive TKO Office, Suite: 500270 Jan-2008 to May-2011 41 Months	2,632.00 0.38%	\$22.00 \$57,904 \$1.83 \$4,825		-	-	-	-	-	-	-	-	-	Market Office See assumption:
5 BCD Tracel Office, Suite: 500325 Feb-2001 to Jul-2011 126 Months	10,591.00 1.52%	\$16.50 \$195,934 \$1.54 \$16,328		-	-	-	-	-	-	-	-	-	Market Office See assumption:
3 Vollmer Public Relati Office, Suite: 500340 Jan-2001 to Dec-2015 180 Months	6,410.00 0.92%	\$18.00 \$115,380 \$1.50 \$9,615		-	-	-	-	-	-	-	-	-	Market Office See assumption:
1 Visto Corporation Office, Suite: 500360 Jul-2009 to Oct-2012 40 Months	3,585.00 0.51%	\$21.24 \$76,145 \$1.77 \$6,345		-	-	-	-	-	-	-	-	-	Market Office See assumption:
1 Oxea Corporation Office, Suite: 500400 Oct-2007 to May-2015 92 Months	13,189.00 1.89%	\$22.38 \$295,170 \$1.87 \$24,597		-	-	-	-	-	-	-	-	-	Market Office See assumption:

(continued on next page)

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Presentation Rent Roll & Current Term Tenant Summary
 As of Nov-2010 for 696,458 Square Feet
 (continued from previous page)

Description Tenant Name Type & Suite Number Lease Dates & Term	Area Floor SqFt Bldg Share	Base Rent Rate & Amount per Year per Month	Rent Adjustments & Categories		Abatement Months	Description of Expense Reimbursements	Leasing Costs		Upon Expiration
			Changes	on to			Imprvmts Rate Amount	Comms Rate Amount	
29 Kintetu Global IT Office, Suite: 500405 May-2008 to May-2013 61 Months	14,297.00 2.05%	\$18.75 \$282,366 \$1,65 \$23,530	-	-	-	See method: \$4.92 + \$2.62	-	-	Market See assumption: Office
30 National Cable Commun Office, Suite: 500655 Apr-2009 to Mar-2011 132 Months	17,815.00 2.63%	\$20.75 \$365,511 \$1.73 \$30,459	-	-	-	See method: \$6.55	-	-	Market See assumption: Office
31 BCD Travel Office, Suite: 500600 Feb-2001 to Jul-2011 126 Months	34,567.00 4.86%	\$18.60 \$639,490 \$1.84 \$53,291	-	-	-	See method: \$7.44	-	-	Market See assumption: Office
32 Henry Int'l Inc. Office, Suite: 500700 Oct-2008 to Oct-2015 85 Months	16,807.00 2.41%	\$21.80 \$368,073 \$1.83 \$30,673	-	-	-	See method: \$4.92 + \$2.62	-	-	Market See assumption: Office
33 Motorola Office, Suite: 700700 Dec-2007 to May-2013 68 Months	24,585.00 3.53%	\$21.50 \$528,793 \$1.79 \$44,066	-	-	-	See method: \$4.92 + \$2.62	-	-	Market See assumption: Office
1 LEASE TO STABILIZE Office, Suite: HIF 1 Apr-2011 to Mar-2016 60 Months	26,303.25 3.78%	\$16.00 \$473,459 \$1.50 \$39,455 @ 100% of Mkt	-	-	1-6 100%	Gross: Pays the increases over a base year ending Oct-2011: \$8.11.	\$20.00 \$526,065	\$5.47 6.75% \$143,813	Market See assumption: Office
1 LEASE TO STABILIZE Office, Suite: HIF 2 Oct-2011 to Sep-2016 60 Months	26,303.25 3.78%	\$18.00 \$473,459 \$1.50 \$39,455 @ 100% of Mkt	-	-	1-6 100%	Gross: Pays the increases over a base year ending Oct-2011: \$8.11.	\$20.00 \$526,065	\$5.47 6.75% \$143,813	Market See assumption: Office
1 LEASE TO STABILIZE Office, Suite: HIF 3 Apr-2012 to Mar-2017 60 Months	26,303.25 3.78%	\$18.00 \$473,459 \$1.50 \$39,455 @ 100% of Mkt	-	-	1-6 100%	Gross: Pays the increases over a base year ending Oct-2012: \$8.62.	\$20.80 \$541,847	\$5.47 6.75% \$143,813	Market See assumption: Office
1 LEASE TO STABILIZE Office, Suite: HIF 4 Oct-2012 to Sep-2017 60 Months	26,303.25 3.78%	\$18.00 \$473,459 \$1.50 \$39,455 @ 100% of Mkt	-	-	1-6 100%	Gross: Pays the increases over a base year ending Oct-2012: \$8.62.	\$20.80 \$541,847	\$5.47 6.75% \$143,813	Market See assumption: Office
1 LEASE TO STABILIZE Office, Suite: HIF 5 Apr-2013 to Mar-2018 60 Months	26,303.25 3.78%	\$18.00 \$473,459 \$1.50 \$39,455 @ 100% of Mkt	-	-	1-6 100%	Gross: Pays the increases over a base year ending Oct-2013: \$9.03.	\$21.22 \$558,102	\$5.47 6.75% \$143,813	Market See assumption: Office

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Presentation Rent Roll & Current Term Tenant Summary
 As of Nov-2010 for 686,488 Square Feet
 (continued from previous page)

Description Tenant Name Type & Suite Number Lease Dates & Term	Area Floor SqFt Bldg Share	Base Rent Rate & Amount per Year per Month	Rent Adjustments & Categories		Abatement Months to Abate	Description of Operating Expense Reimbursements	Leasing Costs		Upon Expiration Assumption about subsequent terms for this tenant
			Changes on	to			Imprmnts Rate Amount	Commiss Rate Amount	
31 LEASE TO STABILIZE Office, Suite: Hlf 6 Oct-2013 to Sep-2018 60 Months	26,303.25 3.78%	\$18.00 \$473,488 \$1.50 \$39,455 @ 100% of Mkt	-	-	1-6 100%	Gross: Pays the increases over a base year ending Oct-2013: \$9.03.	\$21.22 \$558,102	\$5.47 6.75% \$143,813	Market See assumption: Office
31 LEASE TO STABILIZE Office, Suite: Hlf 7 Apr-2014 to Mar-2019 60 Months	26,303.25 3.78%	\$18.00 \$473,488 \$1.50 \$39,455 @ 100% of Mkt	-	-	1-6 100%	Gross: Pays the increases over a base year ending Oct-2014: \$9.63.	\$21.85 \$574,845	\$5.47 6.75% \$143,813	Market See assumption: Office
31 LEASE TO STABILIZE Office, Suite: Hlf 8 Oct-2014 to Sep-2019 60 Months	26,303.25 3.78%	\$18.00 \$473,488 \$1.50 \$39,455 @ 100% of Mkt	-	-	1-6 100%	Gross: Pays the increases over a base year ending Oct-2014: \$9.63.	\$21.85 \$574,845	\$5.47 6.75% \$143,813	Market See assumption: Office
32 AFTER STABILIZED Office, Suite: Hlf 9 Apr-2015 to Mar-2020 60 Months	14,799.75 2.13%	\$19.80 \$393,035 \$1.65 \$24,420 @ 100% of Mkt	-	-	-	Gross: Pays the increases over a base year ending Oct-2015: \$10.21.	\$22.51 \$333,145	\$8.68 6.75% \$98,899	Market See assumption: Office
2 AFTER STABILIZED Office, Suite: Hlf 10 Apr-2015 to Sep-2020 60 Months	14,799.75 2.13%	\$18.80 \$293,035 \$1.65 \$24,420 @ 100% of Mkt	-	-	-	Gross: Pays the increases over a base year ending Oct-2015: \$10.21.	\$22.51 \$333,145	\$6.68 6.75% \$98,899	Market See assumption: Office
2 AFTER STABILIZED Office, Suite: Hlf 11 Apr-2016 to Mar-2021 60 Months	14,799.75 2.13%	\$21.78 \$322,339 \$1.82 \$26,682 @ 100% of Mkt	-	-	-	Gross: Pays the increases over a base year ending Oct-2016: \$10.52.	\$23.19 \$343,139	\$7.35 6.75% \$108,789	Market See assumption: Office
2 AFTER STABILIZED Office, Suite: Hlf 12 Oct-2016 to Sep-2021 60 Months	14,799.75 2.13%	\$21.78 \$322,339 \$1.82 \$26,682 @ 100% of Mkt	-	-	-	Gross: Pays the increases over a base year ending Oct-2016: \$10.52.	\$23.19 \$343,139	\$7.35 6.75% \$108,789	Market See assumption: Office
2 AFTER STABILIZED Office, Suite: Hlf 13 Apr-2017 to Mar-2022 60 Months	14,799.75 2.13%	\$23.96 \$354,572 \$2.00 \$29,548 @ 100% of Mkt	-	-	-	Gross: Pays the increases over a base year ending Oct-2017: \$10.85.	\$23.86 \$353,434	\$8.09 6.75% \$119,668	Market See assumption: Office
2 AFTER STABILIZED Office, Suite: Hlf 14 Oct-2017 to Sep-2022 60 Months	14,799.75 2.13%	\$23.96 \$354,572 \$2.00 \$29,548 @ 100% of Mkt	-	-	-	Gross: Pays the increases over a base year ending Oct-2017: \$10.85.	\$23.86 \$353,434	\$8.09 6.75% \$119,668	Market See assumption: Office
2 AFTER STABILIZED Office, Suite: Hlf 15 Apr-2018 to Mar-2023 60 Months	14,799.75 2.13%	\$25.87 \$382,838 \$2.16 \$31,912 @ 100% of Mkt	-	-	-	Gross: Pays the increases over a base year ending Oct-2018: \$11.19.	\$24.80 \$384,037	\$8.73 6.75% \$128,242	Market See assumption: Office

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Farmers Branch, TX 75234

Presentational Rent Roll & Current Term Tenant Summary
 As of Nov-2010 for 698,458 Square Feet
 (continued from previous page)

Description Tenant Name Type & Suite Number Lease Dates & Term	Area Floor SqFt Bldg Share	Base Rent Rate & Amount per Year per Month	Rent Adjustments & Categories		Abate- ments	Pct to Abate	Reimbursement Description of Operating Expense Reimbursements	Leasing Costs		Upon Expiration	
			Changes on	to				Imprvmnts Rate Amount	Commissns Rate Amount	Assumption about subsequent terms for this tenant	Market Office
2 AFTER STABILIZED Office, Suite: Hf 16 Oct-2018 to Sep-2023 60 Months	14,799.75 2.13%	\$25.87 \$382,938 \$2.16 \$31,912 @ 100% of Mkt	-	-	-	-	Gross: Pays the increases over a base year ending Oct-2018: \$11.19.	\$24.80 \$384,037	\$8.73 8.75% \$129,242	See assumption: Office	
Total Occupied SqFt	367,634.00										
Total Available SqFt	328,824.00										

HC 00210



Farmers Branch, TX 75234

File: 10/11/2018-07
Property Type : Office/Industrial
Portfolio :
Date : 11/22/10
Time : 9:13 am
Ref#: AOJ
Page: 1



Office
Market Leasing Assumption Results
In Inflated Dollars for the Fiscal Year Beginning 11/01/10

	Year 1 Oct-2011	Year 2 Oct-2012	Year 3 Oct-2013	Year 4 Oct-2014	Year 5 Oct-2015	Year 6 Oct-2016	Year 7 Oct-2017	Year 8 Oct-2018	Year 9 Oct-2019	Year 10 Oct-2020	Year 11 Oct-2021
or the Years Ending											
Renewal Probability	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%
Market Rent											
	18.00	18.00	18.00	18.00	19.80	21.78	23.96	25.87	27.94	28.78	29.65
New:	18.00	18.00	18.00	18.00	19.80	21.78	23.96	25.87	27.94	28.78	29.65
Renewal:	18.00	18.00	18.00	18.00	19.80	21.78	23.96	25.87	27.94	28.78	29.65
Result:	18.00	18.00	18.00	18.00	19.80	21.78	23.96	25.87	27.94	28.78	29.65
Months Vacant	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
New:	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Renewal:	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Rounded:	2	2	2	2	2	2	2	2	2	2	2
Tenant Improvements											
	20.00	20.60	21.22	21.85	22.51	23.19	23.88	24.60	25.34	26.10	26.88
New:	20.00	20.60	21.22	21.85	22.51	23.19	23.88	24.60	25.34	26.10	26.88
Renewal:	5.00	5.15	5.30	5.46	5.63	5.80	5.97	6.15	6.33	6.52	6.72
Result:	9.50	9.79	10.08	10.38	10.69	11.01	11.34	11.68	12.03	12.40	12.77
Leasing Commissions											
	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
New:	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
Renewal:	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
Result:	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
Tenant Abatements											
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
New:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Renewal:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Result:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Un-Weighted Items											
Tenant Changes											
Tenant Rent Changes											
Reimbursements											
Term Lengths in Year											
Term Overrides											

HC 00211

Supporting Schedule -- Square Feet Expiring -- (All Terms)

for the Years Ending	Year 1 Oct-2011	Year 2 Oct-2012	Year 3 Oct-2013	Year 4 Oct-2014	Year 5 Oct-2015	Year 6 Oct-2016	Year 7 Oct-2017	Year 8 Oct-2018	Year 9 Oct-2019	Year 10 Oct-2020	Year 11 Oct-2021
Tenant											
White Rock Commercial	3,659.00										
Multiplan, Inc.	6,439.00										
Rossi Group, Ltd.	1,250.00										
National Cable Communic	17,615.00					1,250.00					1,250.00
Interactive TKO	500220					17,615.00					17,615.00
Interactive TKO	500250					2,714.00					2,714.00
Interactive TKO	500270					4,623.00					4,623.00
BCD Tracel	500325					2,632.00					2,632.00
BCD Travel	500600					10,591.00					
Barlow, Garsek & Simon	1,469.00					34,567.00					
CIMA Solutions Group	300110	4,141.00					1,459.00				
Visto Corporation	500350	3,585.00					4,141.00				
Boston Pizza Restaurant	100450		14,065.00					3,585.00			
Red Hat	100200		6,653.00					14,065.00			
CTGHS Solutions	100250		13,213.00					6,653.00			
IBM	300300		50,928.00					13,213.00			
Ethicon	500175		2,050.00					50,928.00			
Lightfoot Guest Moore C	100500		3,543.00					2,050.00			
Kintetsu Global IT	500405		14,297.00					3,543.00			
Motorola	700700		24,595.00					14,297.00			
McGruy Homebuilders	100100		6,322.00					24,595.00			
Safeway Managing Agency	500170			7,552.00					6,322.00		
Creative Cuisine	300130			7,978.00					7,552.00		
IBM	300500				26,573.00					26,573.00	
PracticeHwy.com	500200				3,405.00					3,405.00	
Oxea Corporation	500400				13,189.00					13,189.00	
Just Energy Texas LP	100150				3,894.00					3,894.00	
Heery Int'l Inc.	500700				16,807.00						16,807.00
Omnalink Corporation	100595					2,812.00					2,812.00
White Rock Commercial	100560					3,659.00					3,659.00
Multiplan, Inc.	100650					6,439.00					6,439.00
Vollmer Public Relation	500340					6,410.00					6,410.00
LEASE TO STABILIZE	Hlf 1					26,303.25					26,303.25
LEASE TO STABILIZE	Hlf 2					26,303.25					26,303.25
Imagine Solutions	100790						11,770.00				
LEASE TO STABILIZE	Hlf 3						26,303.25				
LEASE TO STABILIZE	Hlf 4						26,303.25				
Crawford & Company	300600							34,215.00			
LEASE TO STABILIZE	Hlf 5							26,303.25			
LEASE TO STABILIZE	Hlf 6							26,303.25			
LEASE TO STABILIZE	Hlf 7								26,303.25		
LEASE TO STABILIZE	Hlf 8									26,303.25	
AFTER STABILIZED	Hlf 9										14,799.75
AFTER STABILIZED	Hlf 10										14,799.75
AFTER STABILIZED	Hlf 11										
AFTER STABILIZED	Hlf 12										
Total SqFt Expiring	85,559.00	7,726.00	135,666.00	15,530.00	63,668.00	145,918.50	69,986.50	219,750.50	74,458.50	76,660.50	120,863.75
Percent Of Total Expiring	12.3%	1.1%	19.5%	2.2%	9.2%	21.0%	10.0%	31.6%	10.7%	11.0%	17.4%

Farmers Branch, TX 75234

Supporting Schedule - Occupancy & Absorption Rates
Physical Occupancy Based on Absorption & Turnover Vacancy Assumptions

or the Years Ending	Year 1 Oct-2011	Year 2 Oct-2012	Year 3 Oct-2013	Year 4 Oct-2014	Year 5 Oct-2015	Year 6 Oct-2016	Year 7 Oct-2017	Year 8 Oct-2018	Year 9 Oct-2019	Year 10 Oct-2020	Year 11 Oct-2021
qFt Occupied											
November	367,634.00	418,771.50	489,262.00	519,131.50	578,060.00	590,852.50	566,797.75	640,555.25	670,154.75	662,176.75	677,794.25
December	367,634.00	420,240.50	489,262.00	525,453.50	578,060.00	588,040.50	635,790.00	666,858.50	690,136.00	688,480.00	696,468.00
January	367,634.00	420,240.50	489,262.00	525,453.50	578,060.00	588,339.50	635,790.00	666,858.50	690,136.00	696,468.00	679,651.00
February	367,634.00	420,240.50	489,262.00	525,453.50	578,060.00	588,339.50	635,790.00	666,858.50	690,136.00	696,468.00	679,651.00
March	366,384.00	416,099.50	400,003.00	517,901.50	551,487.00	607,659.50	625,489.00	652,793.50	696,468.00	696,468.00	676,839.00
April	376,072.25	442,402.75	446,172.25	544,204.75	566,286.75	596,156.00	613,985.50	587,209.00	670,154.75	681,658.25	665,150.25
May	376,322.25	446,543.75	444,679.25	551,756.75	566,286.75	594,906.00	621,614.50	599,224.00	662,602.75	681,658.25	681,658.25
June	383,968.25	446,543.75	405,787.25	551,756.75	549,882.75	603,594.25	647,917.75	679,608.25	688,906.00	696,468.00	670,154.75
July	383,968.25	446,543.75	405,787.25	551,756.75	549,882.75	603,594.25	647,917.75	679,608.25	688,906.00	696,468.00	670,154.75
August	348,779.25	446,543.75	499,150.25	551,756.75	588,965.75	612,490.25	652,058.75	588,295.25	696,468.00	696,468.00	668,904.75
September	348,779.25	446,543.75	499,150.25	551,756.75	588,965.75	612,490.25	652,058.75	588,295.25	696,468.00	696,468.00	677,593.00
October	418,771.50	472,847.00	519,131.50	570,082.00	607,659.50	585,797.75	640,555.25	670,154.75	670,154.75	677,764.25	671,689.25
verage Occupied For The Year	372,715.08	436,963.42	480,724.83	539,873.83	571,226.33	596,360.19	631,697.92	640,099.92	685,377.92	681,717.46	676,820.29
et Absorption											
Annual Square Feet Absorbed	51,137.50	54,075.50	46,284.50	50,950.50	37,577.50	(41,861.75)	74,757.50	29,599.50	7,609.50	7,609.50	(6,075.00)
Average Monthly Absorption	4,261.46	4,506.29	3,857.04	4,245.88	3,131.45	(3,488.48)	6,229.79	2,466.63	634.13	634.13	(506.25)
or the Years Ending	Year 1 Oct-2011	Year 2 Oct-2012	Year 3 Oct-2013	Year 4 Oct-2014	Year 5 Oct-2015	Year 6 Oct-2016	Year 7 Oct-2017	Year 8 Oct-2018	Year 9 Oct-2019	Year 10 Oct-2020	Year 11 Oct-2021
percentage Occupancy											
November	52.79%	60.13%	67.38%	74.54%	83.00%	84.84%	81.24%	91.97%	96.22%	95.08%	97.32%
December	52.79%	60.34%	67.38%	75.45%	83.00%	84.43%	91.29%	95.75%	99.09%	98.85%	100.00%
January	52.79%	60.34%	65.87%	75.45%	83.00%	84.48%	91.29%	95.24%	99.09%	100.00%	97.58%
February	52.79%	60.34%	55.71%	75.45%	79.18%	84.88%	91.50%	95.24%	100.00%	100.00%	97.18%
March	52.61%	59.75%	57.43%	74.36%	78.18%	87.25%	89.81%	93.73%	100.00%	100.00%	97.23%
April	53.86%	63.62%	64.06%	78.14%	81.31%	85.60%	88.16%	84.31%	96.22%	97.87%	95.50%
May	54.03%	64.12%	63.85%	79.22%	81.31%	85.42%	89.25%	86.04%	95.14%	97.87%	97.87%
June	55.13%	64.12%	58.26%	79.22%	78.93%	86.67%	93.03%	97.58%	98.92%	100.00%	96.22%
July	55.13%	64.12%	58.26%	79.22%	78.93%	86.85%	93.62%	97.37%	100.00%	100.00%	96.04%
August	50.08%	64.12%	71.67%	79.22%	84.57%	87.94%	93.62%	84.47%	100.00%	93.80%	97.29%
September	50.08%	64.12%	71.67%	78.08%	84.57%	87.94%	93.62%	84.98%	100.00%	93.80%	97.47%
October	60.13%	67.89%	74.54%	81.85%	87.26%	81.24%	91.97%	96.22%	96.22%	97.32%	96.44%
verage Occupancy For The Year	53.62%	62.74%	64.72%	77.52%	82.02%	85.63%	90.70%	91.91%	98.41%	97.88%	97.18%
at Absorption											
Annual Percentage Absorbed	7.34%	7.76%	6.65%	7.32%	5.40%	(6.01%)	10.73%	4.25%	1.08%	1.08%	(0.87%)
Average Monthly Percentage	0.61%	0.65%	0.55%	0.61%	0.45%	(0.50%)	0.89%	0.35%	0.09%	0.09%	(0.07%)

HC 00213

METES AND BOUNDS DESCRIPTIONS

EXHIBIT "A"

Legal Description

TRACT 1: (Lot 2, Block 1):

BEING a tract of land in the William F. Shahan Survey, Abstract No. 1337, and the Samuel P. Brown Survey, Abstract No. 138, Dallas County, Texas, and being a part of that tract of land described in deed to Prentiss Properties Acquisition Partners, L.P., as recorded in Volume 2004100, Page 5411, Deed Records of Dallas County, Texas, (DRDCT), and being all of Lot 2, Block 1 of Lot 1, Lot 2, Lot 3, and Lot 4, Block 1, Park West Phase II, an Addition to the City of Farmers Branch, as recorded in Volume 85186, Page 3424, DRDCT, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a yellow plastic cap stamped "Halff Assoc., Inc." (hereafter referred to as "with cap") found at the southwest corner of a 25 foot corner clip located at the intersection of the north right-of-way line of Interstate Highway 635 (a variable width right-of-way) and the west right-of-way line of Luna Road (a variable width right-of-way);

THENCE North 87 degrees 17 minutes 03 seconds West, along said north right-of-way line, a distance of 350.33 feet to a 1/2-inch iron rod with cap found for the POINT OF BEGINNING of the herein described tract, and being the southeast corner of said Lot 2;

THENCE North 87 degrees 17 minutes 03 seconds West, continuing along said north right-of-way line, a distance of 590.42 feet to a 1/2-inch iron rod with cap found for corner, said point being the southwest corner of said Lot 2 Block 1 and also being the southeast corner of Lot 3, Block 1 of Revised Final Plat Park West-Phase II, an addition to the City of Farmers Branch, as recorded in Volume 89157, Page 0043, DRDCT;

THENCE North 02 degrees 31 minutes 30 seconds West, departing said north right-of-way line and along common line between said Lot 2, Block 1 and Lot 3, Block 1, a distance of 341.69 feet to an "X" found in concrete for corner, said point being the northwest corner of said Lot 2 Block 1;

THENCE North 87 degrees 45 minutes East, departing said common line and along the north line of Lot 2, passing at a distance of 30.00 feet an "X" found in the concrete for a angle point in the south line of Lot 1 of said Block 1, and continuing along the common line between said Lot 1, Block and Lot 2, Block 1, in all a distance of 528.07 feet to a 1/2-inch iron rod with cap found for corner;

THENCE South 02 degrees 15 minutes 00 seconds East, continuing along said common line, a distance of 185.00 feet to a 1/2-inch iron rod with cap found for corner;

THENCE South 57 degrees 15 minutes 00 seconds East, continuing along said common line, a distance of 91.87 feet to a 1/2-inch iron rod with cap found for corner;

THENCE South 02 degrees 42 minutes 57 seconds West, continuing along said common line, a distance of 155.69 feet to the POINT OF BEGINNING AND CONTAINING 204,638 square feet or 4.70 acres of land, more or less.

TRACT 2-(Lot 4, Block 1-SITE C-3):

BEING a tract of land location in the Samuel P. Brown Survey, Abstract No. 138, and the James F. Chenoeth Survey, Abstract No. 267, in the City of Farmers Branch, Dallas County, Texas, and being all of that tract of land described in deed to Prentiss Properties Acquisition Partners, L.P., as recorded in Volume 2003023, Page 12063, Deed Records, Dallas County, Texas, (D.R.D.C.T.), and being all of Lot 4, Block 1, of Lot 1, Lot 2, Lot 3 and Lot 4, Block 1, Park West-Phase II, an addition to the City of Farmers Branch, as filed for record in Volume 85186, Page 3424, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped "Halff Assoc. Inc." (hereafter referred to as "with cap") found at the southwest corner of a 25 foot corner clip located at the intersection of the North right-of-way line of Interstate Highway 635 (a variable width right-of-way) and the West right-of-way line of Luna Road (a variable width right-of-way);

THENCE the following bearings and distances along said North right-of-way line of Interstate Highway 635;

North 87 degrees 17 minutes 03 seconds West, a distance of 1064.89 feet to a 1/2 inch iron rod with cap found for corner;

North 79 degrees 04 minutes 16 seconds West, a distance of 485.05 feet to a 1/2 inch iron rod with cap found for the Southeast corner of said Lot 4, Block 1, and the POINT OF BEGINNING of the herein described tract;

THENCE North 79 degrees 04 minutes 16 seconds West, continuing along said North right-of-way, a distance of 646.23 feet to a 1/2-inch iron rod with cap found for corner;

THENCE North 01 degree 24 minutes 22 seconds East, departing said North right-of-way line, a distance of 426.66 feet to a 1/2-inch iron rod found for corner;

THENCE North 88 degrees 25 minutes 23 seconds East, a distance of 608.69 feet to a point for a corner from which a found 'X' in a curb bears South 01 degree 34 minutes 37 seconds East, a distance of 29.03;

THENCE South 01 degree 34 minutes 37 seconds East, a distance of 566.01 feet to the POINT OF BEGINNING AND CONTAINING 308,222 square feet or 7.076 acres of land, more or less.